Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-184

Karen Johnson Davidson County
Batch# 818832 DEEDWARR
03/10/2022 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $883.74
20220310-0027381

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,848.43

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of February, 2022

Notary Public

Commission Expires: 3/15/25

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bryan Ballard Wendi Ballard 1070 W Century Dr Ste 101 Louisville, CO 80027	New Owners	103-08-0A-007.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Lesa Cochran, a married woman and Whitney Cochran, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NDTCO as Trustee FBO Wendi Ballard IRA

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, TN, described as Unit No. A-204 of Westlawn Green, a Condominium, a Horizontal Property Regime, as shown on the Plan of record in Plat Book 5200, page (s) 20 through 24, Inclusive and established and described in a Master Deed recorded in Book 5238, page 863 as amended in Book 5266, page 22, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Westlawn Green, Condominium Apartments contained in the Master Deed recorded in Book 5238, page 863 as amended in Book 5266, page 22, and By-Laws recorded in Book 5238, page 872 and Book 6748, page 423, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Whitney Cochran, an unmarried woman, and Lesa Cochran, married woman, by Warranty Deed from Shannon K. LoFrumento of record in Instrument No. 20170112-0003879 Register's Office for Davidson County, Tennessee, dated January 10, 2017 and recorded on January 12, 2017. (Value of consideration shown in aforementioned deed $193,000.00.)

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 4425 Westlawn Drive #A204 A-204 Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4425 Westlawn Drive Apt A204, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of February, 2022.

Lesa Cochran
Lesa Cochran

Whitney Cochran by Lesa Cochran, her Attorney-in-Fact
Whitney Cochran by Lesa Cochran, ~~her~~ Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lesa Cochran and Whitney Cochran**** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

** by Lesa Cochran, her Attorney-in-Fact.

Witness my hand and official seal at Brentwood, Tennessee this 4th day of February, 2022.

JENYE R YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES 4-5-2025

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2-4-22.

Affiant Signature

2-15-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2-15-22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON